



Aldreds
Estate Agents

50 Toning Street
Lowestoft, Suffolk, NR32 2AN
Offers Over £75,000



50 Toning Street

Lowestoft, Suffolk, NR32 2AN

Aldreds are pleased to present this well positioned three bedroom home in a highly convenient North Lowestoft location, within easy walking distance of the town centre, railway station, and the award-winning Lowestoft beaches. This spacious family property offers excellent value for money, featuring two reception rooms, an open plan kitchen/diner, and a ground floor bathroom. Upstairs, the property comprises a small landing leading to three bedrooms. Additional benefits include uPVC double glazing and gas fired central heating. This home would make an ideal purchase for first-time buyers or investors alike. Early viewing is highly recommended. ** NO CHAIN **

Lounge

11'7" x 14'8" (3.54 x 4.49)

Fitted carpet, uPVC window, central feature brick fireplace, uPVC entrance door, radiator, power points, tv point.

Dining Room

9'7" x 12'0" (2.94 x 3.68)

Fitted carpet, radiator, power points.

Extended Kitchen/Diner

11'8" x 12'5" (3.58 x 3.81)

Timber effect vinyl flooring, a range of fitted kitchen units with extended timber work surfaces, stainless steel sink with single drainer, recess for white goods, double aspect uPVC windows, ample space for family size dining table and chairs.

Rear Lobby

Timber effect flooring, uPVC door leading to rear garden.

Family Bathroom

Timber effect flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level WC, uPVC window, tiled splashbacks, radiator, extractor fan.





Landing

Fitted carpet.

Bedroom 1

11'8" x 12'4" (3.57 x 3.78)

Fitted carpet, power points, radiator, uPVC window, loft access leading to insulated loft space.

Bedroom 2

12'11" x 8'10" (3.95 x 2.71)

Fitted carpet, uPVC window, radiator, power points, overstairs storage cupboard, double doors leading to:-

Bedroom 3

9'5" x 6'1" (2.89 x 1.87)

Fitted carpet, double aspect uPVC windows, power points, radiator.



Outside

To the rear of the property there is an enclosed courtyard garden with timber and felt garden shed.

Tenure

Freehold

Services

Mains water, electricity, gas & drainage.

Council Tax

Band 'A'

Ref: L2578/03/26



Floor Plan

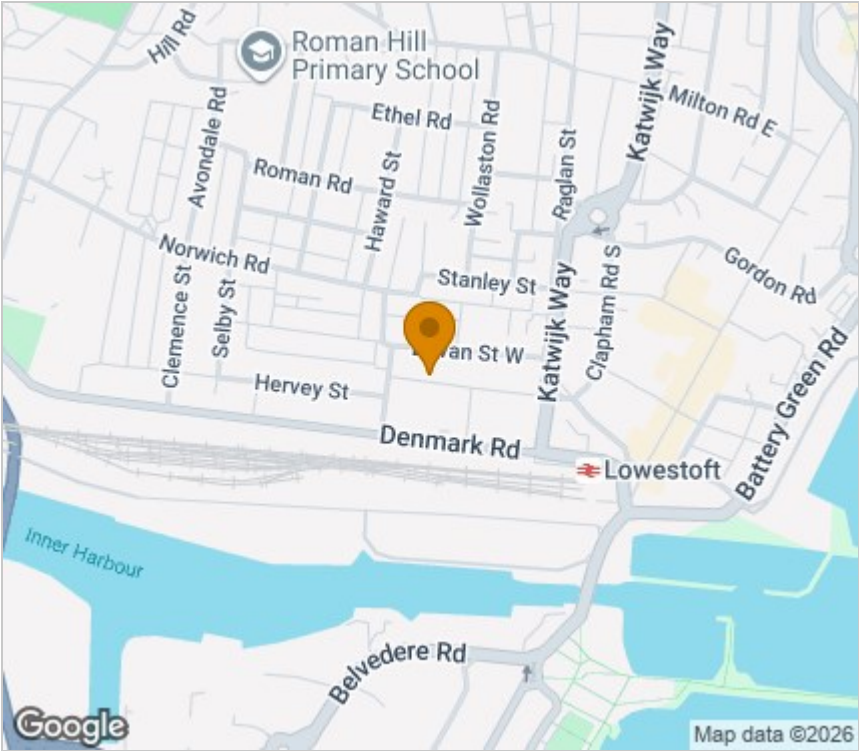


Viewing

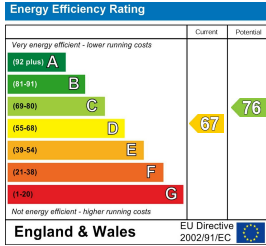
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA